

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 12, 2017

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON DECEMBER 12, 2017 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 106/17 – Request by Royal Cosmopolitan, LLC for a text amendment to the Comprehensive Zoning Ordinance to amend Article 17, Section 17.4.A.2 (Figure 17-2) to change the maximum building height designation from “D” (70 feet) to “G” (120 feet) for a property located on Square 66, Lot 26, in the Second Municipal District, bounded by Royal, Canal, Bourbon, and Iberville Streets. The municipal addresses are 121-123 Royal Street. (PD 1a) **(Readvertisement from the November 14 public hearing notice with the correct ordinance reference)**

ZONING DOCKET 109/17 – Request by Chinese Tea Garden Investments, LLC for a zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District, on Square 4014, Lot 7, in the Third Municipal District, bounded by Elysian Fields and Filmore Avenues and Robin and Frenchmen Streets. The municipal address is 5212 Elysian Fields Avenue. (PD 6)

ZONING DOCKET 110/17 – Request by MONALA, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Treme/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Lot 1-A or 1 or Pt 1, in the Third Municipal District, bounded by Frenchmen, Chartres, and Decatur Streets and Elysian Fields Avenue. The municipal addresses are 513-517 Frenchmen Street. (PD 7)

ZONING DOCKET 111/17 – Request by Winston Charles Fiore & Rachel Auer Fiore for a zoning change from an HMR-2 Historic Marigny/Treme/Bywater Residential District to an HMC-1 Historic Marigny/Treme/Bywater Commercial District, on Square 622, Lot 15 or Lots 10 and 11, in the Third Municipal District, bounded by Annette, N. Robertson, St. Anthony, and N. Villere Streets. The municipal address is 1443 Annette Street. (PD 4)

ZONING DOCKET 112/17 – Request by City Council Motion No. M-17-518 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 24, Section 24.12.D – Freestanding Signs and Table 24-2: Freestanding Signs to consider freestanding signs in Historic Urban Non-Residential Districts under limited circumstances when buildings are set back five (5) or more feet from the public right-of-way.

ZONING DOCKET 113/17 – Request by City Council Motion No. M-17-528 for a text amendment to the Comprehensive Zoning Ordinance to delete standards for "Maximum Lot Coverage" where currently applied in the "Site Design Standards" of the "Bulk and Yard Tables" of "Article 8, Rural Open Space Districts, Table 8-2"; "Article 9, Historic Core Neighborhoods Residential Districts - Historic Marigny/Treme/Bywater Districts, Table 9-2"; "Article 10, Historic Core Neighborhood Non-Residential Districts Historic Marigny/Treme/Bywater Districts, Table 10-2"; "Article 11, Historic Urban Residential Districts, Table 11-2"; "Article 12, Historic Urban Non-Residential Districts Table 12-2"; "Article 13, Suburban Neighborhood Residential Districts, Table 13-2"; "Article 14, Suburban Neighborhood Non-Residential Districts, Table 14-2"; "Article 15, Commercial Center & Institutional Campus Districts, Table 15-2"; and "Article 16, Centers for Industry Districts, Table 16-2"; and to add standards for "Minimum Permeable Open Space" entitled "Permeability Standards- Bulk and Yard Regulations"; and to add "Site Design Standards" to "Article 9, Section 9.3" and "Article 10, Section 10.3" respectively, to read as follows: "C. Open Space All required open space shall be permeable. D. Open Space All required open space shall be permeable. "

ZONING DOCKET 114/17 – Request by 2801 Magazine Street, LLC for an amendment to Ordinance No. 25,567 MCS (Zoning Docket 080/13) for a conditional use to permit a fast food restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 152, Lot Y-1-G, in the Fourth Municipal District, bounded by Magazine Street, Washington Avenue, Camp Street, and Sixth Street. The municipal addresses are 2801-2809 Magazine Street and 1100-1118 Washington Avenue. (PD 2)

ZONING DOCKET 115/17 – Request by Stephanie Bissell Hoskins for a conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 373 (old Square 72), Lot 3, in the First Municipal District, bounded by Ulloa, S. Scott, D'Hemecourt, and S. Cortez Streets. The municipal address is 3809 Ulloa Street. (PD 4)

ZONING DOCKET 116/17 – Request by Michael Sherman for a text amendment to the Comprehensive Zoning Ordinance to amend Article 16, Section 16.2, Table 16-1: Permitted and Conditional Uses to allow multi-family dwellings as a permitted use in the MI Maritime Industrial District with a footnote limiting residential uses to only be permitted adjacent to Open Space Districts.

ZONING DOCKET 117/17 – Request by 934 Canal, LLC for a conditional use to permit the retail sales of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District, on Square 266, Lot 2, in the First Municipal District, bounded by Canal, Baronne, and Common Streets and University Place. The municipal addresses are 934-936 Canal Street. (PD 1a)

ZONING DOCKET 118/17 – Request by 3044 St. Claude, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Treme/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 363, Lot C, in the Third Municipal District, bounded by St. Claude Avenue and Clouet, N. Rampart, and Montegut Streets. The municipal addresses are 3042-3044 St. Claude Avenue. (PD 7)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

November 22, November 29 and December 6, 2017

Robert Rivers, Executive Director

RDR/njk